025.0	0005	0022.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,002,300 /	1,002,300
USE VALUE:	1,002,300 /	1,002,300
ASSESSED:	1,002,300 /	1,002,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		TROWBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSENBAUM ADAM
Owner 2:	HORWITZ RUTH
Owner 3:	
Street 1:	17 TROWBRIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Wood Shingle Exterior and 3063 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	546,300		456,000	1,002,300
Total Card	0.115	546,300		456,000	1,002,300
Total Parcel	0.115	546,300		456,000	1,002,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.23 | /Parcel: 327.23

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	16912
GIS Ref	
GIS Ref	
Insp Date	09/09/17

!2076!

PREVIOUS ASSESSMENT

Parcel ID 025.0-0005-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	546,300	0	5,000.	456,000	1,002,300		Year end	12/23/2021
2021	104	FV	521,100	0	5,000.	456,000	977,100		Year End Roll	12/10/2020
2020	104	FV	521,100	0	5,000.	456,000	977,100	977,100	Year End Roll	12/18/2019
2019	104	FV	397,000	0	5,000.	484,500	881,500	881,500	Year End Roll	1/3/2019
2018	104	FV	397,000	0	5,000.	353,400	750,400	750,400	Year End Roll	12/20/2017
2017	104	FV	371,900	0	5,000.	307,800	679,700	679,700	Year End Roll	1/3/2017
2016	104	FV	371,900	0	5,000.	262,200	634,100	634,100	Year End	1/4/2016
2015	104	FV	330,500	0	5,000.	256,500	587,000	587,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:00:44

LAST REV

Date	Time
10/23/17	12:07:15
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2076

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLEMAN GREGORY	26772-459		10/25/1996		317,500	No	No		Y

USER DEFINED

Prior Id # 1:	16912
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/12/2015	1124	Alterati	5,900		8/12/2015			Replace kitchen ca
5/10/2007	327	Redo Bat	15,378			G9	GR FY09	redo laundry
5/5/1998	267	Porch	7,000					REBUILD PORCH/SIDI

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2017	MEAS&NOTICE	KB	Kevin B
4/29/2009	Measured	163	PATRIOT
4/22/2000	Inspected	276	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.99280119
Const Adj.:	1.00470054
Adj $ / SQ:	179.544
Other Features:	118000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	742248
Depreciation:	195953
Depreciated Total:	546295

COMMENTS

REBUILDING PORCH WIP RECHECK 2001.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	5	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
1	6	2	
Totals			
2	14	5	

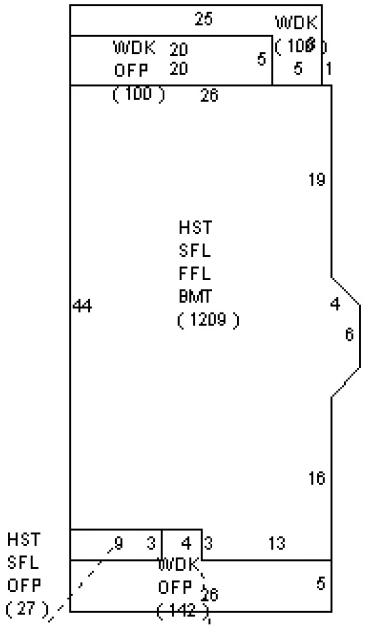
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.54
Special Features:	0	Val/Su Net:	111.88
Final Total:	546300	Val/Su SzAd	178.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,236	179.540	221,917
BMT	Basement	1,209	53.860	65,121
FFL	First Floor	1,209	179.540	217,069
HST	Half Story	618	179.540	110,958
WDK	Deck	342	8.970	3,066
OFP	Open Porch	269	22.740	6,117

Net Sketched Area:	4,883			Total:	624,248
Size Ad	3063	Gross Area	5501	FinArea	3063

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

025.0-0005-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	